



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Community Facility/Office Spaces in Luxury Brand New Development

3,000 - 20,600 SF • 5 Units

1349 37th St • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
📞 718.437.6100
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Duvy Biller
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Location Overview

Located in the Borough Park neighborhood of Brooklyn between 13th Ave and Old New Utrecht Rd near the Church Ave subway station.

Nearest Transit: F & G trains at Church Ave and the B35 & B16 bus lines.

Nearby tenants include Ice Cream House, YVY Community Fitness, Chai Urgent Care, KRM Kollel Supermarket, Gourmet Glatt, The Loft Steakhouse, The Hat Source, Greenfeld Judaica, Dunkin', Webster Bank, Carvel, and more!

Main Highlights

- ▶ Space 1: 4,100 SF
- ▶ Space 2: 4,500 SF
- ▶ Space 3: 3,500 SF
- ▶ Space 4: 5,500 SF
- ▶ Space 5: 3,000 SF
- ▶ Total: 20,600 SF
- ▶ 7th floor
- ▶ Skyline views
- ▶ Wraparound glass windows
- ▶ Elevator building
- ▶ Multiple outdoor patios
- ▶ Luxury new development
- ▶ Buildout packages available



124,954 SF

Total Building Size



33,705 SF

Lot Size



5

Number of Units

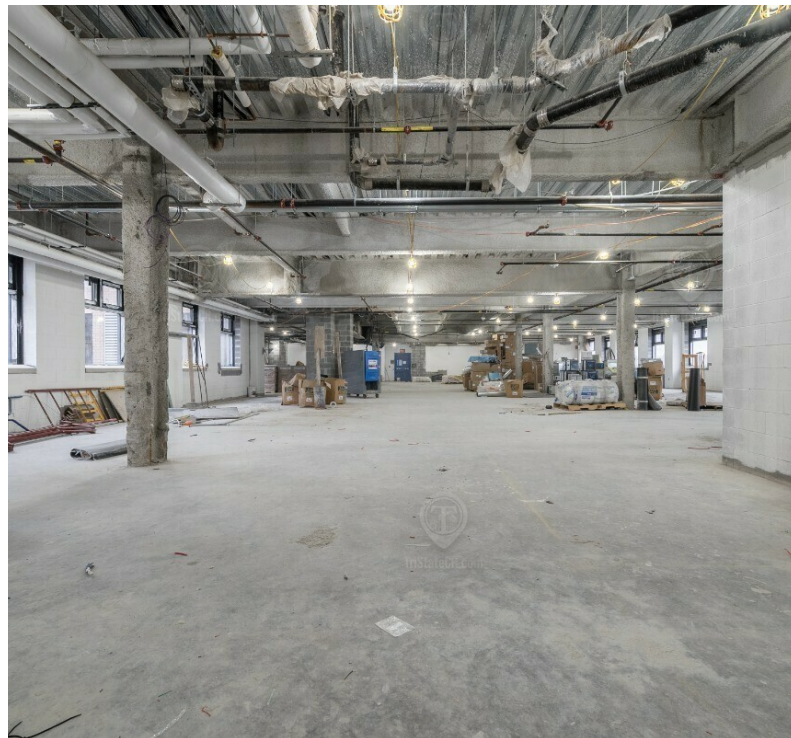
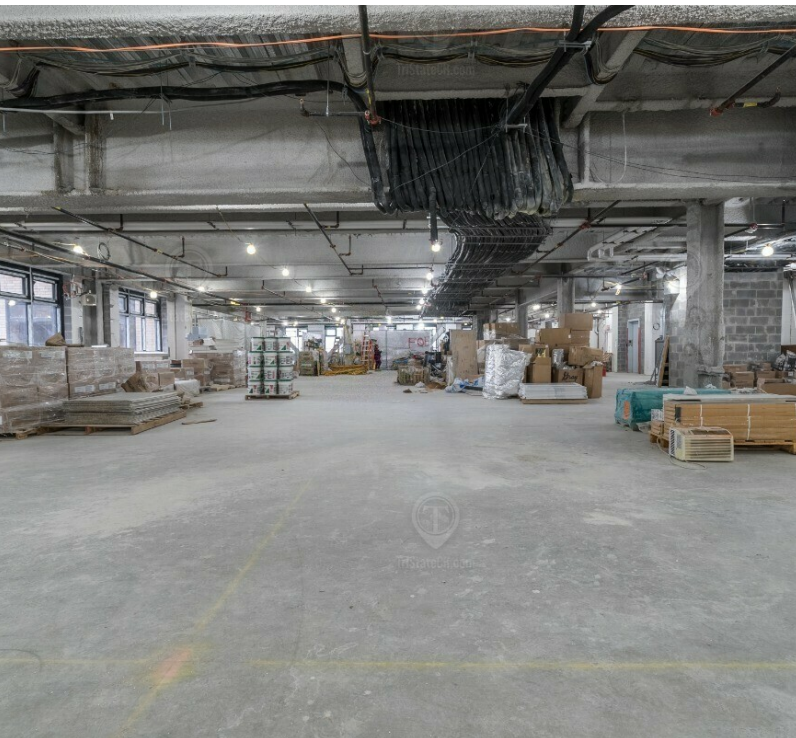
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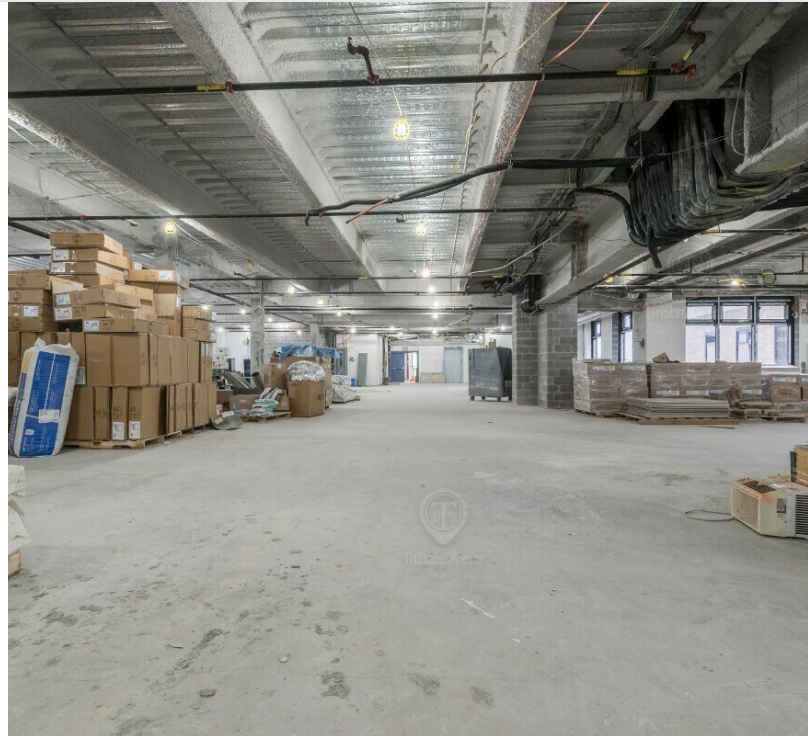
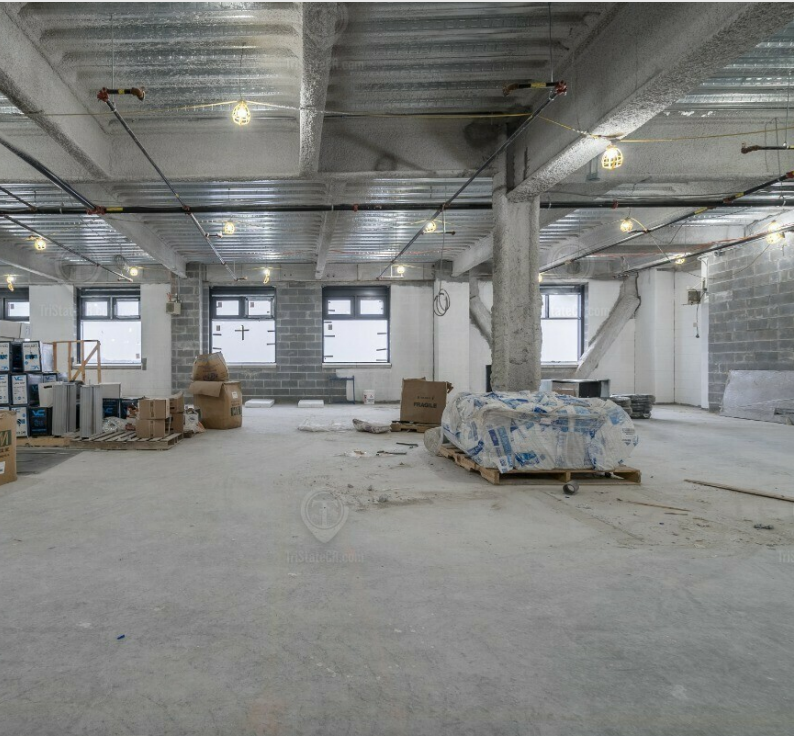
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Additional Photos

1349 37th St, Brooklyn, NY 11218



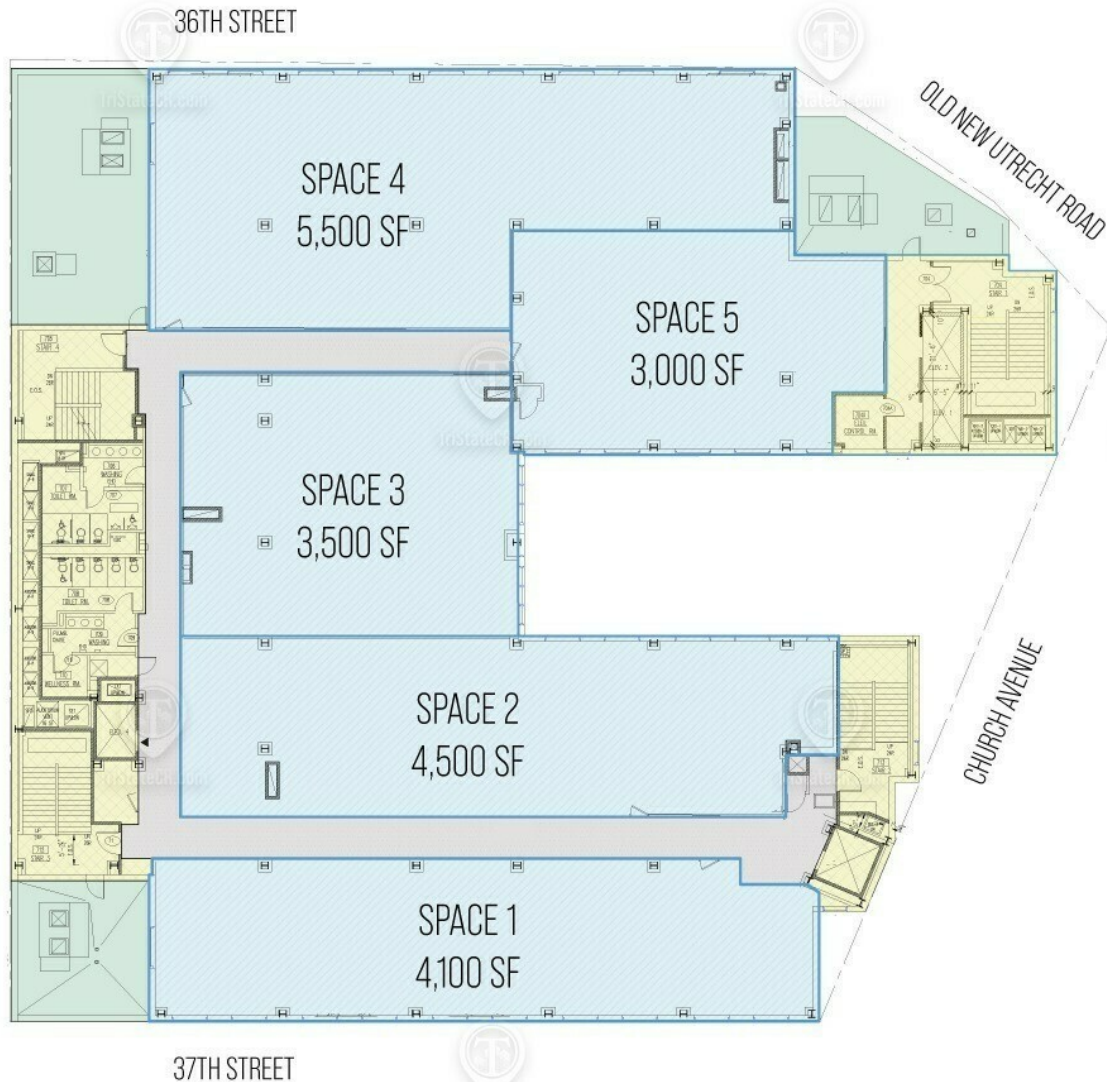
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1360 36TH STREET
TOTAL AVAILABLE SPACE: 20,600 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

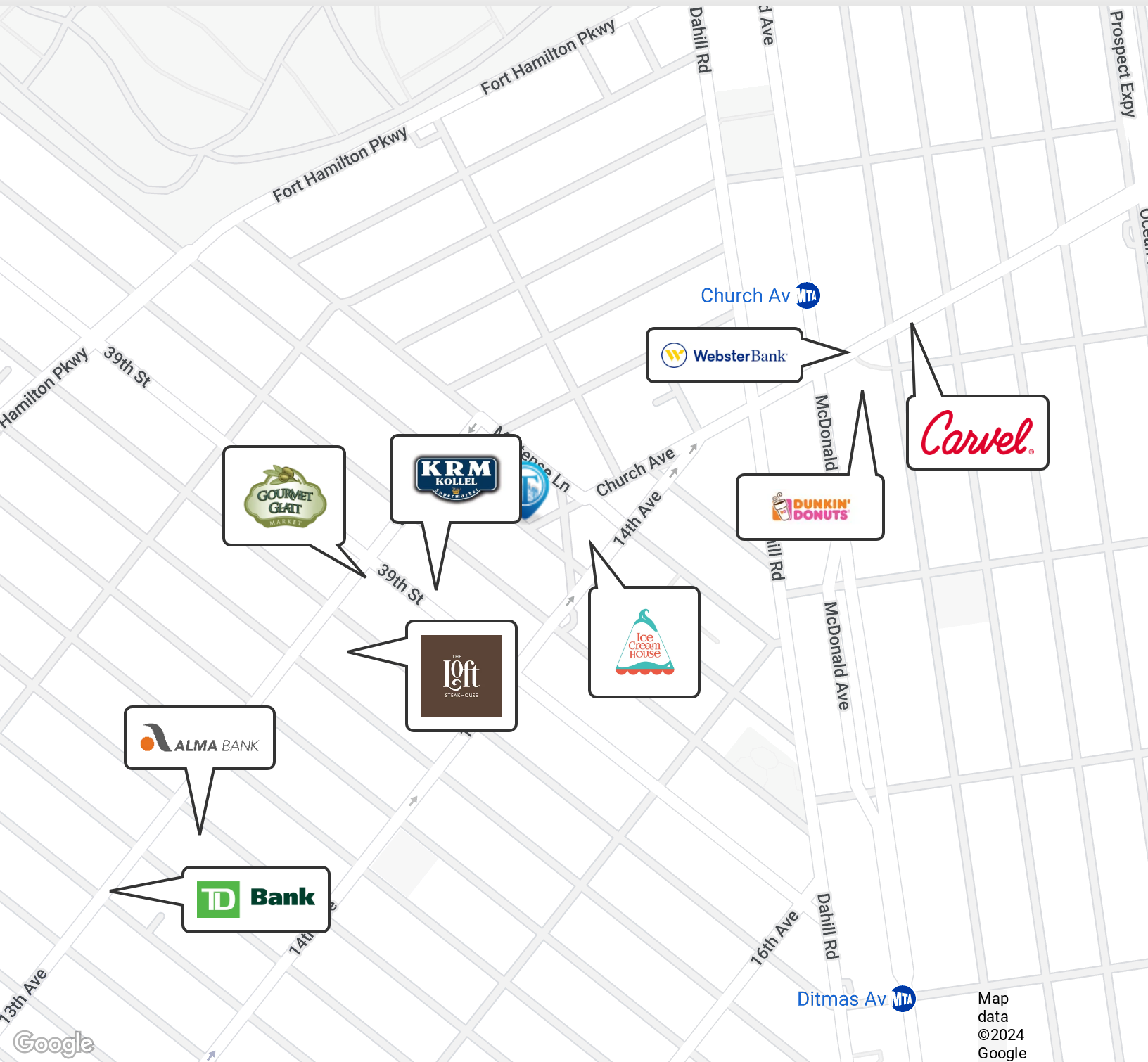
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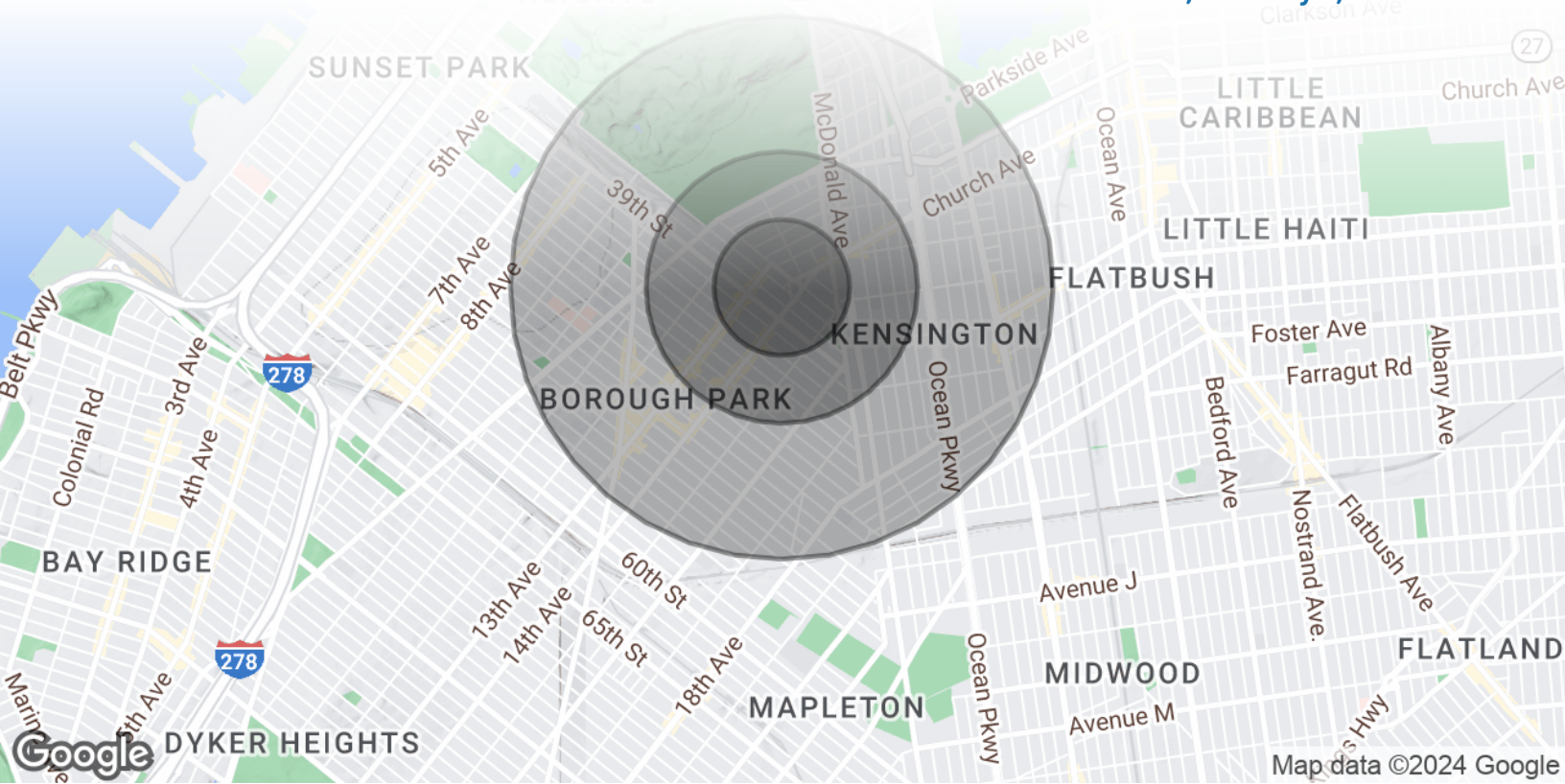
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,622	42,703	154,347
Average Age	25.7	26.4	30.0
Average Age (Male)	23.3	25.8	29.6
Average Age (Female)	28.1	27.0	31.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,599	12,479	51,353
# of Persons per HH	3.7	3.4	3.0
Average HH Income	\$69,530	\$73,035	\$77,625
Average House Value	\$912,161	\$856,159	\$779,031



154,347

People within 1 Mile



\$77,625

Avg Household Income

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